EVERGREEN ESTATES

POLICY REPORT

THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT

January 1989

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EVERGREEN ESTATES POLICY REPORT

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1.0 PURPOSE OF THE POLICY REPORT

The purpose of this document is to provide the basis for making planning decisions in the study area.

2.0 PLANNING AREA (Map 1)

Evergreen Estates is a 67 hectare (166 acre) parcel of land bordering onto Fish Creek Provincial Park to the north and west, 14 Street S.W. to the east, and 146 Avenue S.W. to the south.

The land is presently owned by Genstar Land Development and is designated UR (Urban Reserve).

3.0 POLICY BACKGROUND

3.1 The Revised Midnapore Policy Report, 1978

All the lands between Fish Creek Provincial Park and the Transportation and Utility Corridor (T.U.C.) boundary north of Marquis of Lorne Trail are included in the Revised Midnapore Policy Report which envisaged a population of 42,000 for the area. The report recommends a series of major transportation improvements be made, in step with the growing population of the area, to prevent traffic congestion on major roads. It includes a policy, subsequently included in the Midnapore II Area Structure Plan, approved July 1979, that no development be allowed west of 14 Street S.W. until the LRT line is extended south to 146 Avenue S.W. and/or Sarcee Trail is extended south to Marquis of Lorne Trail . Since the adoption of that policy, both alignments have been protected, but no decision to proceed with either has been made.

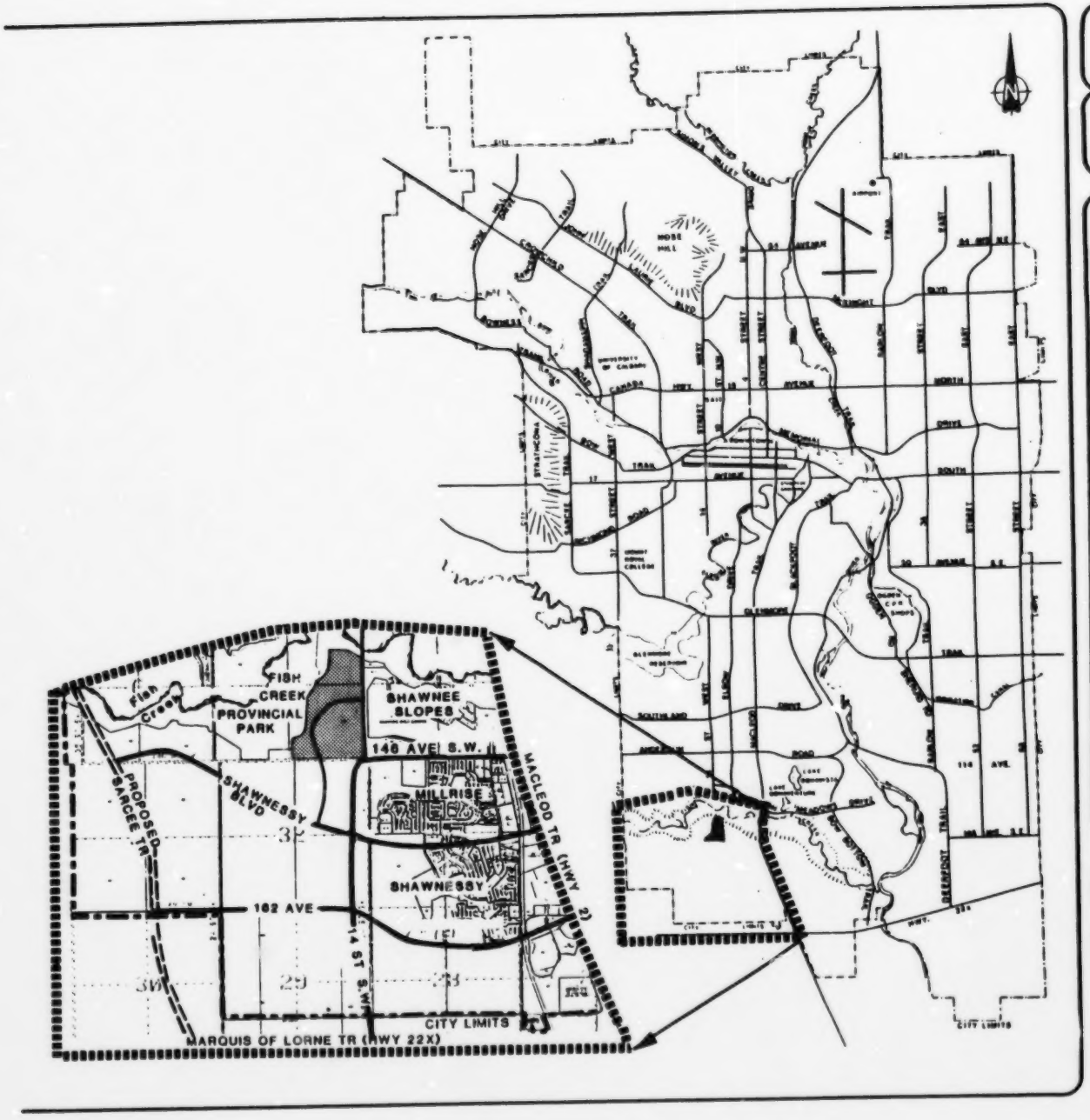
3.2 The South Calgary Transportation Study, 1988

This study updates previous traffic policies for the area south of Fish Creek. In particular it revises the criterion for introducing transportation improvements to one based on population thresholds. The report recommends that by the time the population south of Fish Creek reaches 27,000, grade separated interchanges be built on Macleod Trail at Anderson Road and Canyon Meadows Drive and the LRT be extended to Midnapore. Before the 64,000 population threshold is reached, Sarcee Trail should be extended to Marquis of Lorne Trail and an interchange should be constructed at Macleod Trail and Shawnessy Boulevard.

3.3 Implications for Evergreen Estates

The Evergreen Estates Policy Report opens up the area west of 14 Street S.W. to development adding an additional 2,500 to 3,000 residents. The existing (1988) population south of Fish Creek is approximately 16,000. That is less than was envisaged when Midnapore Policy Report was drafted and results from lower than expected occupancy rates.

At the present time traffic volumes are not sufficient to justify refusing further development south of Fish Creek on the grounds of traffic congestion alone. Moreover, it will be several years before Evergreen Estates is fully developed. Nevertheless, other areas, such as Chaparral, will be developing concurrently with Evergreen Estates. Traffic volumes, therefore, need to be regularly monitored and decisions on development applications in all areas south of Fish Creek



EVERGREEN ESTATES

MAP 1

TITLE

LOCATION

LEGEND

- STUDY AREA
- PROPOSED MAJOR ROAD
- PROPOSED COLLECTOR ROAD
- CITY LIMITS

DATE

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0 0.5 mi 1 mi
0 800m 1600m

2

should take into account the likely effect more development will have on the local and downstream transportation system (see 5.8).

An area structure plan is now needed for the balance of the Midnapore area not covered by Midnapore I Design Brief and Midnapore II Area Structure Plan. That new area structure plan should include the area covered in the Evergreen Estates Policy Report.

4.0 PLANNING CONCEPT (Map 2)

Evergreen Estates is intended as a residential community with a population of between 2,500 and 3,000 based on an anticipated density range of 10 to 15 units per gross hectare (4 to 6 units per gross acre). The only commercial site will be a small neighbourhood shopping centre in the southeast corner of the planning area. A central open space will form the hub of a linear park system accommodating a pedestrian/cyclist pathway which will link adjoining communities to Fish Creek Provincial Park. Provision is also made to ensure that the development does not detract appreciably from the wilderness experience enjoyed by users of the Provincial Park. Schools and community services not available in this community will be provided by adjoining communities (see 5.7).

Primary access to Evergreen Estates will be by collector roads off 146 Avenue S.W. The nearest LRT station will be the proposed Midnapore Station at 146 Avenue S.W. and Highway 2.

5.0 PLANNING POLICIES

5.1 Residential Areas

(a) The predominant form of housing will be single family. Unless required by the Approving Authority at the outline plan stage, the inclusion of multi-family housing will be optional.

(b) The overall residential density is expected to be between 10 and 15 units per gross hectare (4 to 6 units per gross acre).

5.2 Commercial Area

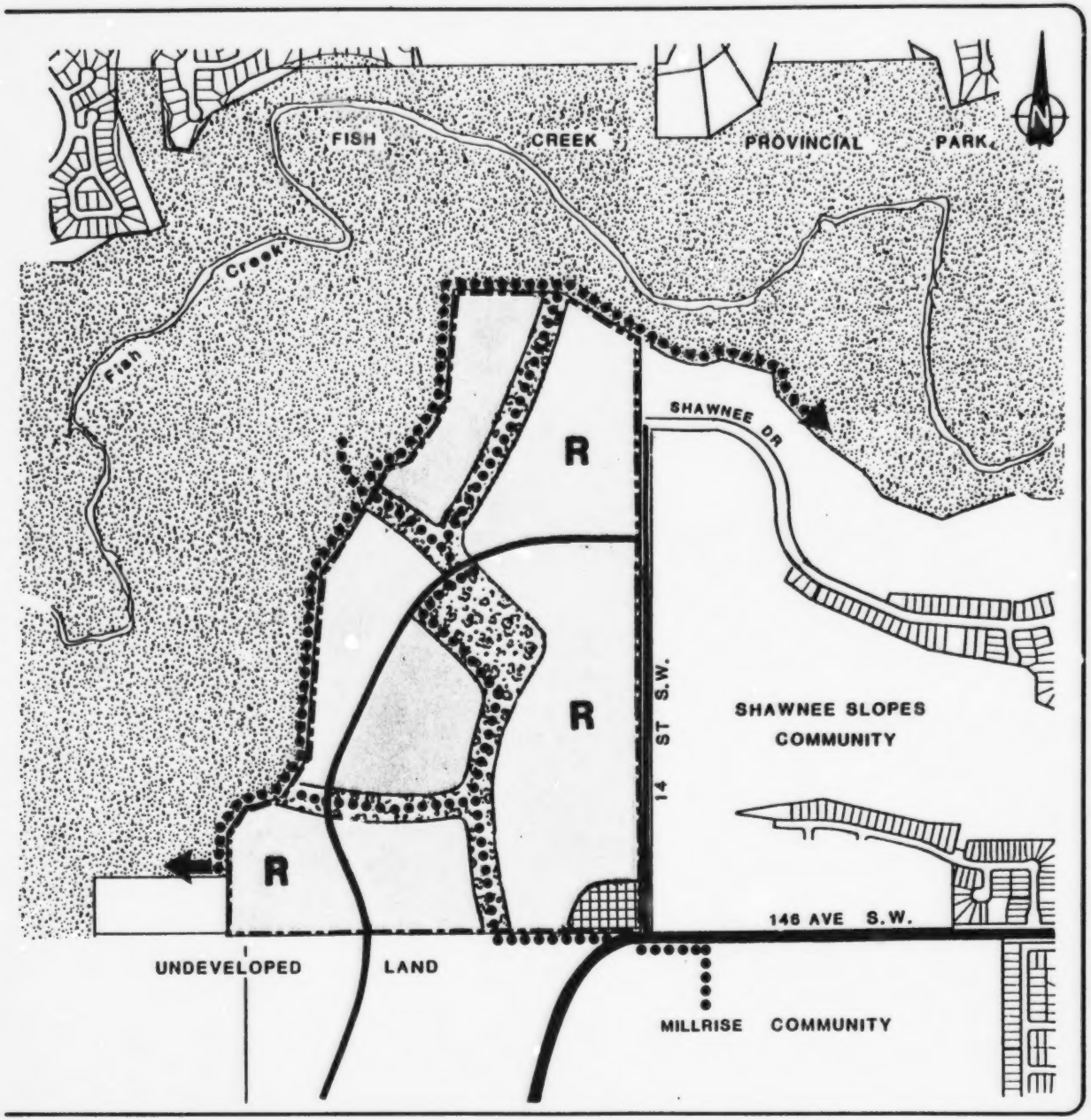
A neighbourhood shopping centre of approximately 0.5 hectares (1.25 acres) should be provided at the intersection of 146 Avenue S.W. and 14 Street S.W. unless an alternative location, acceptable to the Approving Authority, is determined at the outline plan stage.

5.3 Open Space

5.3.1 General Policies

The configuration of the open space system is conceptual only and may be varied at the outline plan stage. However, the following points must be satisfied:

(a) A central recreational area should form the hub of a linear park system.



EVERGREEN ESTATES

MAP 2

TITLE LAND USE/ TRANSPORTATION PLAN

LEGEND

- R RESIDENTIAL
- LOCAL COMMERCIAL SHOPPING CENTRE
- BASIC OPEN SPACE SYSTEM
- MAJOR ROAD
- PRIMARY COLLECTOR/ COLLECTOR
- PEDESTRIAN/BICYCLE PATHWAY
- STUDY AREA BOUNDARY

DATE JANUARY 1989

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0 1/8mi 1/4mi
0 200m 400m

(b) The linear parks should form part of a pedestrian/cyclist pathway system linking adjoining communities to the established trails in Fish Creek Provincial Park.

(c) Tot lots shall be provided as appropriate throughout the community. Their specific locations shall be determined at the outline plan stage.

5.3.2 Edge Treatment with Fish Creek Provincial Park

(a) The developer shall determine the slope stability line of the Fish Creek escarpment to the satisfaction of the City Engineer.

(b) Lots shall be set back from the top of the bank of the Fish Creek escarpment by 18.2 metres (60 feet), as required in the Calgary General Municipal Plan, or to the slope stability line, whichever is the greater. Where the 18.2 metre (60 feet) setback is the greater distance, the additional land may be provided as municipal reserve.

(c) Prior to approval of the tentative plan, the developer shall demonstrate that by the design of the houses, their location on the lots, planting, fencing or other screening methods, no part of the development shall appear as a wall of buildings when viewed from any of the trails in Fish Creek Provincial Park.

(d) The natural grades shall not be altered so that houses overlook the Park more than they would otherwise have done.

5.4 Roads (Maps 2 and 3)

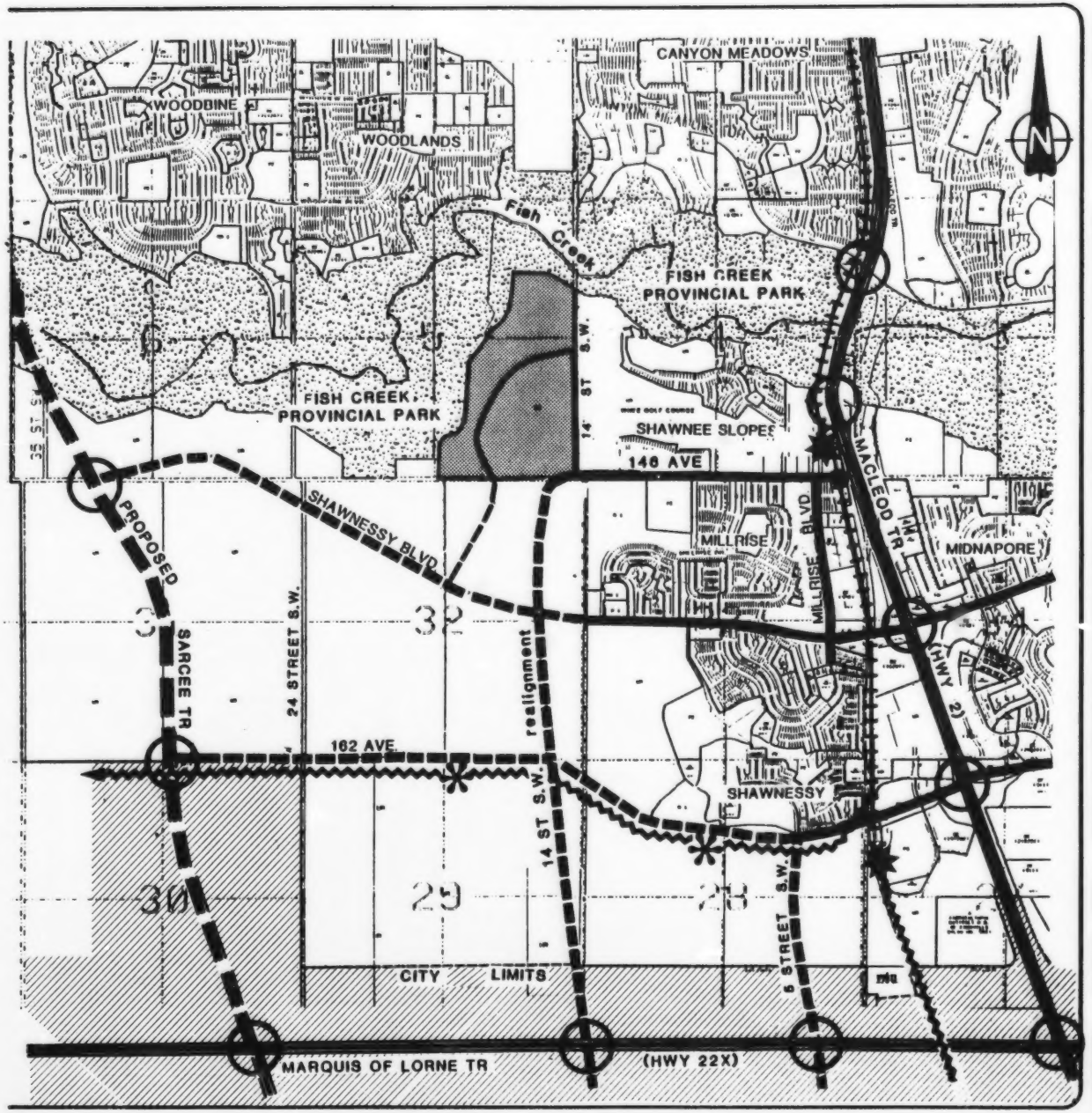
The roadway system shown is conceptual only and can be modified during the outline plan process. However, the following requirements must be met to the satisfaction of the Approving Authority:

(a) An internal collector road shall be located such that the bus service requirements are met (see Section 5.5.2).

(b) Outline plans must show how the road system will connect to existing and proposed roads on adjoining lands.

(c) The outline plan must show how the Evergreen Estates roadway system will integrate with the development to the south. Also, to be shown is the future use of the present 146 Avenue South road right-of-way when that road is discontinued and 14 Street is realigned to swing south to connect to Shawnessy Boulevard as indicted on Map 3.

(d) Wherever possible, streets must be designed so that continuous overland drainage routes are maintained.



EVERGREEN ESTATES

MAP 3

TITLE REGIONAL TRANSPORTATION SYSTEM

LEGEND

- FREEWAY OR EXPRESSWAY
- POSSIBLE FUTURE FREEWAY OR EXPRESSWAY
- MAJOR ROAD
- POSSIBLE FUTURE MAJOR ROAD
- COLLECTOR ROAD
- POSSIBLE FUTURE COLLECTOR ROAD
- APPROVED LRT ALIGNMENT
- POSSIBLE FUTURE L.R.T. ALIGNMENT
- APPROVED LRT STATION
- POSSIBLE FUTURE L.R.T. STATION
- TRANSPORTATION AND UTILITY CORRIDOR
- STUDY AREA

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0 0.25mi 0.5mi
0 400m 800m

5.5 Public Transportation

5.5.1 LRT

The nearest LRT station is presently at Anderson Road but the Transportation Improvement Priority Study (T.I.P.S.) envisages the line being extended to Midnapore during 1991-1995 (see Map 3). The timing of this extension has yet to be determined.

5.5.2 Bus Service

(a) Every effort shall be made to locate houses within 450 metres (1,476 feet) of the internal collector roads.

(b) Transit service will be introduced to the area when a sufficient population base exists to achieve the minimum ridership level established by Council. It is anticipated that the bus route will jointly serve Evergreen Estates and Shawnee Slopes communities and will connect to the nearest LRT station.

5.6 Utility Services (Maps 4 and 5)

5.6.1 Water Supply

Evergreen Estates is in the Lower Sarcee water pressure zone. It will be served by the reservoir located near the intersection of 146 Avenue and 37 Street S.W. Two pump stations, at 2440 Palliser Drive S.W. and 510-146 Avenue S.W., supply water to this reservoir which will connect to the community through a 1050 millimetre (42 inch) feeder main running along 146 Avenue S.W.

5.6.2 Sanitary Sewer

The study area is subdivided by topography into two catchment areas as shown on Map 4. Two alternatives are available for servicing these areas:

Alternate #1:

The northern 50 hectares will be drained eastward to the existing trunk in Shawnee Slopes. The remaining 17 hectares will be drained southward to the future 162 Avenue sanitary trunk.

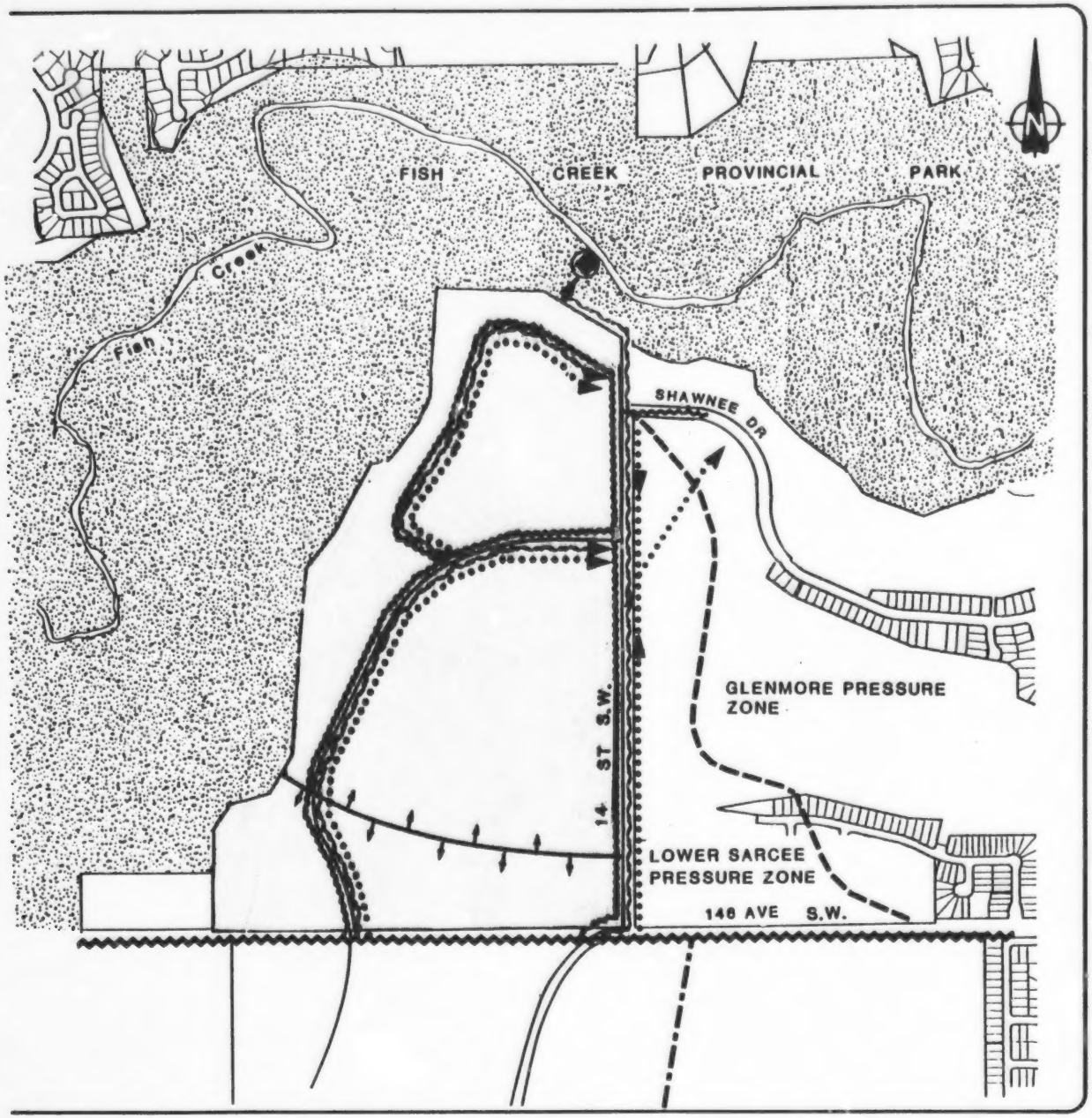
Alternate #2:

All 67 hectares will be drained to the existing sewer in Shawnee Slopes.

For either alternative, some upgrading of the sanitary sewer (at Macleod Trail) may be required.

5.6.3 Storm Sewer

Subject to Provincial approval, a new storm sewer outfall into Fish Creek will be required. The storm trunk shall be sized to accommodate all the tributary catchment areas in Section 5 and Section 32, plus approximately 200 hectares west of 24 Street S.W. The catchment area for the new storm outfall is to be finalized at the design stage.



EVERGREEN ESTATES

MAP 4

TITLE WATER SUPPLY
STORM SEWER
SANITARY SEWER

LEGEND

- WATER PRESSURE ZONE BOUNDARY
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- SANITARY SEWER CATCHMENT AREA BOUNDARIES
- PROPOSED STORM SEWER
- STORM CATCHMENT AREA BOUNDARIES
- PROPOSED STORM SEWER OUTFALL
- STUDY AREA

DATE
JANUARY 1989

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0 1/8mi 1/4mi
0 200m 400m

5.6.4 Electrical Service

Evergreen Estates will be serviced by the existing 13.2 kV overhead feeder line running north-south on the west side of 14 Street S.W. The existing overhead line running east-west on 146 Avenue S.W. will remain at its present location.

5.6.5 Natural Gas

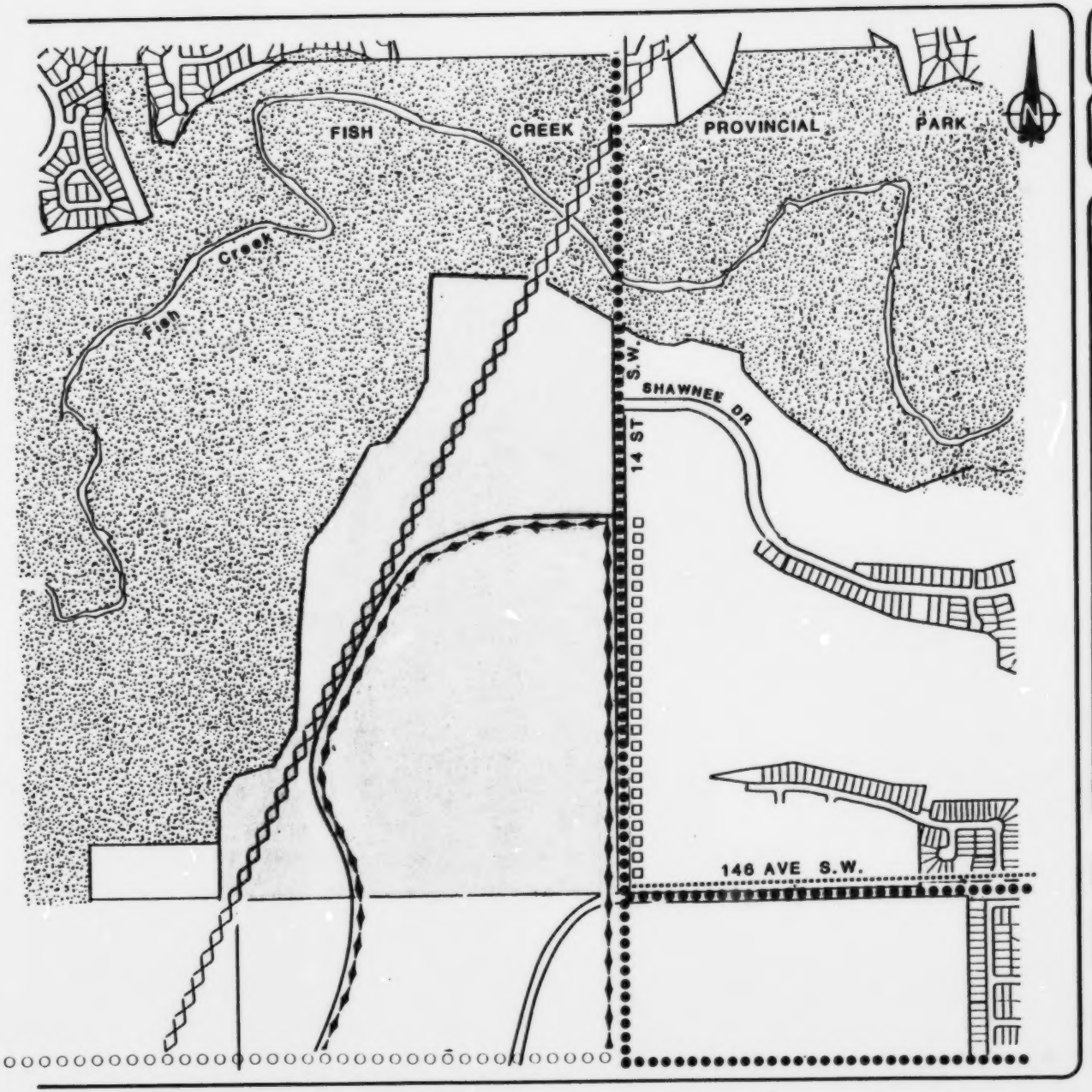
(a) Natural gas will be provided by a new distributor looping north off the main feeder line along 153 Avenue S.E.

(b) A 15 metre (50 foot) building setback is required from the high pressure transmission line.

(c) If required by Canadian Western Natural Gas, a site shall be provided for the construction of a regulator station.

5.6.6 Telephone

Telephone service will be provided by extending existing lines from Millrise west along 146 Avenue S.W. then north up 14 Street S.W. and into Evergreen Estates.



EVERGREEN ESTATES

MAP 5

TITLE ELECTRICITY GAS TELEPHONE

LEGEND

- EXISTING 13.2 kV FEEDER MAIN
- PROPOSED 13.2 kV FEEDER MAIN
- EXISTING GAS TRANSMISSION LINE
- PROPOSED GAS FEEDER MAIN
- EXISTING TELEPHONE FEEDER ROUTE
- PROPOSED TELEPHONE FEEDER ROUTE
- STUDY AREA

DATE JANUARY 1989

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0 1/8mi 1/4mi
0 200m 400m

10

5.7 Community Services

5.7.1 Police

Police District No. 6 Office, located at 8325 Bonaventure Drive S.E., will serve the area.

5.7.2 Fire

Fire protection will be provided from Station No. 26, 271 Midpark Boulevard S.E.

5.7.3 Library

The closest library is the Fish Creek Area Branch Library at 1116 Bonaventure Drive S.E. In addition, bookmobile library service has been designed for people south of Fish Creek Provincial Park. There are presently bookmobile stops in the Midnapore community.

5.7.4 Social Services

Municipal social services will be provided to Evergreen Estates from the City of Calgary Social Services Department's Heritage Square Area Office at 8500 Macleod Trail S.E. The services include youth probation, community social work and child care consultation.

Provincial social services will be provided to this area from Alberta Social Services' Willow Park District Office at 10325 Bonaventure Drive S.E.

Future social service needs will be monitored by the City and may require another municipal area office and additional staff to serve Calgary's southern communities.

5.7.5 Health Services

Evergreen Estates will be served through Calgary Health Services, South District Office, located at 240 Midpark Way S.E. Services will include the home care program, immunization, hospital follow-up and fluoride dispersion.

5.7.6 Schools

There will be no separate or public schools in Evergreen Estates. Instead children will be bused to schools in one of the nearby communities, which ones have yet to be determined.

At present, both the separate and public school boards have undeveloped elementary and junior high school sites within the Millrise/Shawnessy communities to the southeast. It is not known when these sites will be developed.

5.7.7 Community Association

It will be up to the residents of Evergreen Estates to determine the need for a community association, and the boundaries thereof, through consultation with the Federation of Calgary Communities and the City of Calgary Parks/Recreation Department. The residents may choose among the following options:

(a) establish an Evergreen Estates Community Association;

(b) request membership in a nearby community association such as Millrise;

(c) apply, as individual residents, for an associate membership within a community association of their choice.

5.7.8 Archaeological Importance

The Fish Creek area has produced many archaeological sites and appears to have been a focal point for prehistoric settlement. Outline plans shall be referred to Alberta Culture and Multiculturalism to see if a Historic Resources Impact Assessment is required.

5.8 Development Approvals

When deciding upon a land use plan application, Council should consider the probable impact further development will have upon the road system, having regard to the timing of the following transportation improvements recommended in the South Calgary Transportation Study, 1988:

(a) As population south of Fish Creek increases from 15,000 to 27,000, grade-separated interchanges on Macleod Trail at Anderson Road and Canyon Meadows Drive, and the LRT extension to Midnapore, will be required.

(b) To accommodate further increases in the area population to 64,000, Sarcee Trail should be extended to Marquis of Lorne Trail, and an interchange should be constructed at Macleod Trail and Shawnessy Boulevard.

(c) Further population increase would require the extension of Deerfoot Trail to Macleod Trail, as well as two interchanges on Highway 2 between Marquis of Lorne Trail and Pine Creek.